

# **MINNEAPOLIS NEIGHBORHOOD REVITALIZATION PROGRAM**

## **NORTHEAST PARK NEIGHBORHOOD ACTION PLAN**

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# *The* **Northeast Park**

## *Neighborhood Action Plan*

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#### **Submitted by**

Northeast Park  
Neighborhood  
Association

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### **The Neighborhood**

Located in the Northeast area of Minneapolis, the neighborhood is bounded by Broadway Street on the south, Central Avenue to the west, 18th Avenue to the north and 35-W to the east.

Our neighborhood consists mostly of single family homes. It has a population of 745 (1990 Census) with 325 households. According to the Census, the population is comprised of: 90% White, 3% Black, 6% American Indian, 1% Asian/Pacific Islander, and less than 1% Hispanic. Median household income in 1989 was \$32,557.

There are small businesses scattered throughout the neighborhood, with a concentration at the proposed shopping center, which is adjacent to 35-W, and also a small concentration along Central Avenue. In addition, there is a major postal facility servicing the East Side on 18th and Johnson. And MTC has bus routes on both Johnson and Central.

Some recent trends in the neighborhood appear to be:

- ♦ Immigration of young families with young children;
- ♦ Outmigration of Seniors leaving the neighborhood for apartments, or due to death;
- ♦ An increasingly diverse population;

## *The Planning Process*

In March of 1994, The NE Park Neighborhood Association hand-delivered a survey to every home in the neighborhood. The survey asked for responses to 4 open-ended questions. Below are the questions with the general categories of response indicated in parentheses:

- ♦ What do you like most about NE Park neighborhood? (Area/Location, Convenience)
- ♦ What do you like least about Northeast Park neighborhood? (Noise/Traffic, Deteriorating Homes, Crime)
- ♦ What do you think are the major challenges facing the neighborhood? (Crime, Deteriorating Homes)
- ♦ Please share any ideas you have on how to meet these challenges. (Better Inspection Programs, Volunteers)

Respondents to the survey also indicated a strong interest in home improvement programs when responding to the question : "If the following things were available in Northeast Park, which would you use?" Forty-three percent (43%) of respondents indicated they would use home repair loans, and fifty-five percent (55%) indicated they would use home repair grants.

With this survey information and past planning initiatives as a basis for beginning their NRP planning efforts, the NE Park NRP steering committee identified a number of priority areas on which to focus:

- ♦ ***Park Improvements*** -- to ensure a continuum of recreational opportunities for all age groups
- ♦ ***Buffers/Barriers*** -- to protect residential areas from any sound, air or visual pollution associated with commercial, industrial or other land uses
- ♦ ***Traffic Calming*** -- to protect the residential areas from excessive traffic associated with commercial, industrial or other land uses
- ♦ ***Housing*** -- to improve the housing stock, particularly through home improvement programs

During the summer and fall of 1994 and throughout 1995, NE Park residents have met with officials from NRP, MCDA, the Department of Public Works, the Park Board, MNDOT, Burlington Northern Railroad, Department of Inspections, the Greater Minneapolis Metropolitan Housing Corp. (GMMHC), and others to research these priority areas and develop recommended strategies for this plan. The pages that follow lay out the goals, objectives and strategies developed as a result of these meetings.

# **ENVIRONMENT**

## **Goal I:**

*Enhance the quality of life for all ages in the neighborhood through improvements to parks and open space.*

### **Objective 1:**

*Work with the Minneapolis Park Board to add an arbor area as part of planned improvements for NE Park.*

<b><u>NRP Funds</u></b>	
<b>First Step</b>	<b>\$100,000</b>

**Strategy 1:** With the Park Board scheduled to make \$225,000 in improvements to NE Park during 1995 (focused primarily on play areas and athletic facilities), NE Park neighborhood residents provided First Step funds to expand these improvements to include an arbor area, with benches and perhaps picnic tables, so that adults

may have a quieter, more passive green space to enjoy while younger adults and children take advantage of the various improved recreational areas in the park.

Representatives from NE Park Neighborhood Association met with Park Board staff to determine a site, a preliminary design, and cost estimates. The Park Board has carried out oversight of all aspects of these improvements.

**Resources:** Minneapolis Park Board (\$225,000 -- administration, design, construction management, and actual improvements); NRP (First Step: \$100,000 -- administration, design, construction management, and actual improvements)

## **Goal II:**

*Improve the livability of the neighborhood's residential areas by buffering them from adjacent commercial, industrial and other land uses.*

### **Objective 1:**

*Construct appropriate fencing to buffer the neighborhood's northwest residential area from commercial uses along Central Avenue.*

<b><u>NRP Funds</u></b>
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<b>First Step    \$11,000</b>
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**Strategy 1:** As part of it's T.U.L.I.P. project, NE Park Neighborhood Association has utilized architectural assistance to develop preliminary design ideas for buffers in this area of the neighborhood. NRP funds are requested to construct one of the recommended buffers -- an attractive fence to serve as a barrier

along the public alley between neighborhood residences and the Burger King at 18th Street NE and Central Avenue.

NE Park Neighborhood Association will work with the Department of Public Works and Burger King to carry out this project. NRP funds were approved under First Step to install this fence along the public alley east of the Burger King property.

***Proposed Resources:*** Public Works (contract/project management); NRP (First Step: \$11,000 -- fencing materials and construction)

## **Objective 2:**

***Make improvements along Interstate 35W to reduce freeway noise in the neighborhood's southeast residential area.***

**Strategy 1:** Residents have complained that sound bounces off the highway wall across 35W, projecting back to the residential area. NE Park Neighborhood Association representatives met with staff from MNDOT to discuss the use of plantings and other improvements to baffle unwanted noise along this stretch of the highway. Improvements they identified included: ivy, trees, and tall shrubs on the west side of the highway; trees and tall shrubs on the east side of the highway; and other smaller plantings on both sides of the highway.

MNDOT provided the plants and other materials necessary to complete the project; and it developed a plan for the placement of these improvements along the highway wall. NE Park Neighborhood Association organized volunteers to carry out the plantings. The City of Minneapolis made a commitment to assist with the maintenance of these improvements.

***Resources:*** MNDOT (plants and other buffer materials, buffer designs, and planting supervision); City of Minneapolis (assistance with maintenance of the improvements); Northeast Park Neighborhood Association (assistance with maintenance of the improvements)

## **Objective 3:**

***Ensure that any plans for development of a new nursing home in the northwest area of the neighborhood incorporate appropriate landscape buffers that enhance its residential character.***

**Strategy 1:** MCDA staff have been working to help three neighborhood businesses renovate and relocate within the northwest area of the neighborhood. If all goes as planned, two industrial uses will be relocated further away from the residential area -- including truck access in and out of these properties. Then, a local nursing home will build a new facility in the area, adjacent to residences and the arbor area of NE Park (see above: Goal I; Objective 1).

The NE Park Neighborhood Association has been in close communication with MCDA to ensure that the project moves forward, and that nearby residences are enhanced by any resultant landscaping and adjustments to traffic flow.

**Proposed Resources:** MCDA (\$ unknown -- development assistance); Planning (zoning and technical assistance); private investment (\$ unknown -- relocation, renovation, construction)

## Objective 4:

*Clean up and carry out asthetically-pleasing plantings along the neighborhood's railroad corridor to enhance the visual and sound buffer between the corridor and adjacent residential areas.*

**Strategy 1:** NE Park neighborhood residents have walked the corridor, developed recommendations, and communicated with Burlington Northern Railroad about assisting with cleanup along the railroad tracks. Burlington Northern has tentatively agreed to help with cleanup activities.

NE Park Neighborhood Association will follow-up with Burlington Northern to assure implementation of desired improvements.

**Proposed Resources:** Burlington Northern (\$ unknown -- clean-up assistance)

## Objective 5:

*Implement traffic calming improvements designed to reduce the negative impact of high traffic volumes on the residential streets of NE Park.*

<u>NRP Funds</u>	
1996	\$30,000
1997	\$20,000

**Strategy 1:** The NE Park Neighborhood Association is working with Public Works Department staff to determine what measures can best reduce excessive traffic and speeding through the residential sections of the neighborhoods. Public Works has provided cost estimates for some basic types of traffic calming improvements -- including street throating, speed humps, signage, etc.

Areas currently under consideration include NE Park intersections along 18th Street (especially those that "dead end" one block south of 18th), and street and alley intersections along 14th Street. Other possibilities will be explored in the next few months as plans are finalized for major redevelopment activities at both the eastern and western borders of the neighborhood. Some additional traffic calming improvements (especially along Johnson Street) will be incorporated into, and funded through, the NE retail center project.

**Proposed Resources:** Public Works: (contract/project management); NRP (1996: \$30,000; 1997: \$20,000)

# HOUSING

## **Goal I:**

*Improve the overall quality of the housing stock in NE Park.*

## **Objective 1:**

*Establish a home improvement program, available to all residential property owners regardless of income, that provides matching funds as an incentive to encourage private investment in the neighborhood's homes.*

<u>NRP Funds</u>	
First Step	\$239,000
1996	\$70,000

**Strategy 1:** Many older homes in NE Park are in need of some exterior improvement (to address structural or cosmetic needs) or interior improvement (to address structural and safety concerns). As with many NRP neighborhoods, NE Park residents have found that modest public matching funds -- available to all property owners -- can have a quick, visible impact on the general appearance of the

neighborhood. This, in turn, will increase home values and residents' confidence in the neighborhood.

In 1995, NE Park allocated \$239,000 of NRP "early access" funds for matching grants. In 1996, the neighborhood proposes an additional \$70,000 to continue the program with the following characteristics:

- ♦ NRP funds will be available as matching grants.
- ♦ NRP funds must be matched by a 1-for-1 private dollar investment -- although the match requirement will be waived if the property owner meets age/income eligibility requirements.
- ♦ Up to \$3,000 of NRP matching funds will be available per housing unit, provided the 1-for-1 match is verified.
- ♦ If needed, a neighborhood-wide lottery will be held to select matching fund recipients from a pool of pre-approved applicants

NE Park Neighborhood Association will coordinate implementation of this program with MCDA -- perhaps, contracting with an individual or agency to manage publicity, application, selection and administration of the grants.

***Proposed Resources:*** Private investment (\$250,000, plus); MCDA (contract management

and, perhaps, financial assistance); NRP (First Step: \$239,000; 1996: \$70,000 for matching funds and administrative costs)

## **Objective 2:**

*Provide matching funds to undertake demolition of substandard residential structures in the neighborhood.*

### **NRP Funds**

**Early Access    \$30,000**

**Strategy 1:**    Some residential structures in NE Park have deteriorated to a point beyond reasonable repair. Currently, there are two properties on the City's 249 list, with the possibility of others being added to the list over the next few years. NE Park residents believe the ability to respond quickly to these blighting influences will make a big impact on maintaining home values and confidence in the neighborhood.

Recently, NE Park requested \$30,000 of NRP "early access" funds as a match under "Neighborhood Commitments of NRP Funds to Support City 249 Ordinance Demolition Activities." The neighborhood association will coordinate implementation of these demolitions with the Inspections Department and, in some instances, MCDA.

***Proposed Resources:*** Inspections (contract manager, matching demolition funds); NRP (Early Access: \$30,000, for matching demolition funds)

## **Goal II:**

*Increase the stake of residential property owners in NE Park.*

## **Objective 1:**

*Where feasible, promote and assist in the conversion of absentee-owned rental properties into owner-occupied housing.*

**Strategy 1:**    According to the 1990 US. Census, approximately 50% (+ or - 12%) of the housing units in NE Park are owner occupied. While this is comparable to the city-wide mix of owner/renter occupancy, NE residents would like to encourage more residents to have an ownership stake in their homes.

NE Park Neighborhood Association will work with MCDA staff, the Greater Minneapolis Metropolitan Housing Corp. (GMMHC), and other housing agencies to explore approaches such as the following:

- ♦ Providing incentives for resident renters and other prospective homeowners to buy previously absentee-owned houses in NE Park
- ♦ Working with nonprofit housing developers to acquire, renovate and resell NE Park houses to potential owner-occupants
- ♦ Working with MCDA to provide financial assistance, through existing programs, with the renovation of properties converted to owner-occupancy

***Proposed Resources:*** Private investment (\$ to be determined); MCDA (\$ to be determined)

# ADMINISTRATION

## **Goal I:**

*Assure adequate neighborhood-level administrative support to implement all components of the Northeast Park NRP Plan.*

## **Objective 1:**

*Provide Northeast Park Neighborhood Association with the resources needed to assist with and monitor implementation of the NRP Plan.*

<u>NRP Funds</u>	
1996	\$10,000

**Strategy 1:** Northeast Park Neighborhood Association (CPNA) will provide staff, office supplies, equipment, and storage needed to support implementation of the NRP Plan. Support activities will include the following:

- ♦ Coordination of the neighborhood's ongoing role in NRP plan implementation
- ♦ Work with appropriate governmental agencies to implement NRP funded projects -- including the development of any required scopes of services, budgets, etc.
- ♦ Engagement of staff, when needed, to assist in the implementation and monitoring of NRP funded projects
- ♦ Communication with neighborhood residents about all aspects of plan implementation - including notice of NRP meetings, plan modification proposals, planned or completed NRP projects, etc.
- ♦ Coordination with adjoining neighborhoods, as needed, to implement NRP funded projects -- especially projects related to 18th Street and the proposed NE retail center
- ♦ Cooperation with Public Works to ensure cost effective implementation of buffer and traffic calming improvements
- ♦ Coordination with the MCDA on the implementation of the home improvement program

***Proposed Resources:*** NRP (\$10,000 for staff and operating expenses)

Northeast Park Neighborhood Action Plan

## Proposed NRP Budget and Project/Contract Managers

Goal, Objective, Strategy	First Step	Early Access	'96	'97	Total	Project/Contract Manager
Park Improvements	100,000				100,000	Park Board
Fence Buffer	11,000				11,000	Public Works
Traffic Calming			30,000	20,000	50,000	Public Works
Home Improvements	239,000		70,000		309,000	MCDA
Demolitions		30,000			30,000	Inspections
Administration			10,000		10,000	NRP
TOTAL - \$510,000	350,000	30,000	110,000	20,000	510,000	

# NORTHEAST PARK ACTION PLAN

ACTIVITY	1995			1996			1997			1998			1999			95-99		
	NRP HOUSING	NRP OTHER		NRP HOUSING	NRP OTHER		NRP HOUSING	NRP OTHER		NRP HOUSING	NRP OTHER		NRP HOUSING	NRP OTHER		95-99 NRP TOTAL	OTHER FUNDS	
<b>ENVIRONMENT (Page 3):</b>																		
1.1.1 Northeast Park Arbor Area *		100,000														100,000		
2.1.1 Buffer for Commercial Uses *		11,000														11,000		
2.5.1 Traffic Calming Improvements					30,000				20,000							50,000		225,000
<b>HOUSING (Page 6):</b>																		
1.1.1 Home Improvement Program **	239,000			70,000												309,000		
1.2.1 Demolish Buildings ***				30,000												30,000		
<b>ADMINISTRATION (Page 8):</b>																		
1.1.1 Implementation Support					10,000											10,000		
<b>TOTAL</b>	239,000	111,000		100,000	40,000		0	20,000	0	0	0	0	0	0	0	510,000		225,000
<b>PERCENT FOR HOUSING</b>	66.29%			71.43%			0.00%		0.00%			0.00%		0.00%		66.47%		
<b>APPROVED FIRST STEP</b>	350,000															350,000		
<b>APPROVED EARLY ACCESS</b>	0			30,000												30,000		
<b>NRP APPROPRIATION NEEDED</b>	0			140,000			20,000					0		0		160,000		

NOTE: \* Denotes First Step

NOTE: \*\* The 1995 amount is First Step

NOTE: \*\*\* Denotes Early Access

NOTE: As of 4/9/96 no final legal has been recieved.

NOTE: Allocations to activities within each year are subject to change depending upon timing and other project-related issues, but totals for each activity and for each year will not exceed approved levels.

## NORTHEAST PARK ACTION PLAN

ACTIVITY	COMMENTS	CONTRACT MANAGER
<b>ENVIRONMENT (Page 3):</b> 1.1.1 Northeast Park Arbor Area * 2.1.1 Buffer for Commercial Uses * 2.5.1 Traffic Calming Improvements	The program will be set up as a matching fund. City of Minneapolis to provide match (\$30,000).	Park Board Public Works Public Works
<b>HOUSING (Page 6):</b> 1.1.1 Home Improvement Program ** 1.2.1 Demolish Buildings ***		MCDA Inspections
<b>ADMINISTRATION (Page 8):</b> 1.1.1 Implementation Support		NRP

Northeast Park Action Plan (2NEPARK.XLS)

4/11/96

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